

**Certificate of Notice Page 1 of 2**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 Robert J. Waldron, Jr.  
 Debtor

Case No. 17-16763-elf  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: John  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 8

Date Rcvd: Jun 08, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 10, 2018.

db +Robert J. Waldron, Jr., 825 Sunnyside Avenue, Norristown, PA 19403-1822  
 14005818 +Unifund CCR Partners, 10625 Techwoods Circle, Cincinnati, OH 45242-2846  
 14002399 #Unifund CCR, LLC, Remit Corporation, c/o Eastern Revenue, Incorporated,  
 998 Old Eagle School Road, Suite 1204, Wayne, PA 19087-1805

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: megan.harper@phila.gov Jun 09 2018 02:09:50 City of Philadelphia,  
 City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor,  
 Philadelphia, PA 19102-1595  
 smg E-mail/Text: RVSVCBICNOTICE1@state.pa.us Jun 09 2018 02:08:48  
 Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946,  
 Harrisburg, PA 17128-0946  
 smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov Jun 09 2018 02:09:40 U.S. Attorney Office,  
 c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404  
 NONE E-mail/Text: RVSVCBICNOTICE1@state.pa.us Jun 09 2018 02:08:48 PA Department of Revenue,  
 Bankruptcy Division PO Box 280946, Harrisburg PA 17128-0946  
 cr +E-mail/PDF: gecsed@recoverycorp.com Jun 09 2018 02:05:20 Synchrony Bank,  
 c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021

TOTAL: 5

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.  
 While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 10, 2018

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 8, 2018 at the address(es) listed below:

BRANDON J. PERLOFF on behalf of Debtor Robert J. Waldron, Jr. bperloff@kminjurylawyers.com,  
 kmecf1429@gmail.com  
 CHRISTOS A. KATSAOUNIS on behalf of Creditor Commonwealth of Pennsylvania, Department of  
 Revenue RA-occbankruptcy5@state.pa.us, RA-occbankruptcy6@state.pa.us  
 JEROME B. BLANK on behalf of Creditor Wells Fargo Bank, N.A. paeb@fedphe.com  
 REBECCA ANN SOLARZ on behalf of Creditor Ditech Financial LLC bkgroup@kmlawgroup.com  
 THOMAS YOUNG.HAE SONG on behalf of Creditor Wells Fargo Bank, N.A. paeb@fedphe.com  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
 WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 7

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

<b>In re:</b>	:	
<b>Robert J. Waldron, Jr.</b>	:	<b>Chapter 13</b>
<b>Debtor</b>	:	
	:	<b>Bankruptcy No. 17-16763-ELF</b>
<b>Robert J. Waldron, Jr.</b>	:	
<b>Movant</b>	:	<b>Motion to Avoid Judicial Lien</b>
	:	
<b>v.</b>	:	
	:	
<b>Unifund CCR, LLC</b>	:	
<b>Respondent</b>	:	
	:	
<b>William C. Miller, Esq.</b>	:	
<b>Trustee</b>	:	

**ORDER**

AND NOW, to wit this 8th day of June 2018 upon the Debtor's  
Motion to Avoid a Judicial Lien which impairs the Debtor's exemption;

And, the Debtor having asserted that the alleged lien arising from the judgment obtained in the  
Montgomery County Court of Common Pleas , case number 2014-02978, entered as stated in the Motion  
is subject to avoidance pursuant to 11 U.S.C. §522(f).

It is hereby **ORDERED** that the Motion is **GRANTED** and the judicial lien, held by the  
Respondent, on Debtor's real property, **825 Sunnyside Avenue, Norristown, PA 19403**, is  
**AVOIDED**.

It is further **ORDERED** that Proof of Claim Number Two (2) is **DISALLOWED** as a  
secured claim and **ALLOWED** as a general unsecured claim.

**Order entered by default.**



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**ERIC L. FRANK  
U.S. BANKRUPTCY JUDGE**